

NO RECORDING FEE

RECORDING REQUESTED BY  
and When Recorded Mail To:

City and County of San Francisco  
Director of Property  
25 Van Ness Avenue  
Suite 400  
San Francisco, CA 94102

---

APN: 1939-085

Situs: Final Map No. 9228, Lot C

**OFFER OF IMPROVEMENTS**

TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company (“TI Series 1”), and its successors and assigns, does hereby irrevocably offer to the City and County of San Francisco (“the City”), a municipal corporation and the Treasure Island Development Authority (“TIDA”), a California public benefit corporation, (collectively “Offerees”), and their successors and assigns, all of the improvements required pursuant to that certain Public Improvement Agreement for Yerba Buena Island dated as of MARCH 29, 2018 between TI Series 1 and the Offerees.

The property where the improvements are located is shown on Exhibit A hereto, constituting TIDA property located in the City.

It is understood and agreed that: (i) the Offerees and their successors or assigns shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and except as may be provided by separate instrument, shall not assume any responsibility for the offered improvements, unless and until such offer has been accepted by the appropriate action of the Board of Supervisors and/or the TIDA Board of Directors, and (ii) either Offeree, at its sole discretion, may accept one or more components of the improvements, without prejudicing either Offeree’s discretion subsequently to accept or not accept other components, and (iii) upon acceptance of all or one or more components of this offer of public improvements by formal action of the Offeree, the accepting Offeree shall own and be responsible for maintenance of the accepted public facilities and improvements, except as such responsibility may be imposed on another by operation of law, as may be described in a master street encroachment permit authorized pursuant to Public Works Code § 786(b), or a similar agreement, pertaining to one or more of the public improvements offered hereby, or as excluded from acceptance for maintenance and liability in the formal action of the Offeree.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

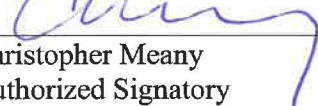
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22<sup>nd</sup> day  
of March, 2018.

**GRANTOR:**

TREASURE ISLAND SERIES 1, LLC  
A Delaware limited liability company

By:   
Name: Sandy Goldberg  
Title: Authorized Signatory

By:   
Name: Christopher Meany  
Title: Authorized Signatory

**NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of San Francisco

On March 22, 2018 before me, Renee Adams, Notary Public, personally appeared Sandy Goldberg who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

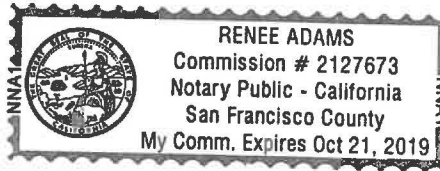
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Renee Adams*

Signature of Notary Public

(Notary Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of SAN FRANCISCO

On **March 22, 2018** before me, EMERALD ROSE BLOOM-JOHNSON, notary public, personally appeared CHRISTOPHER MEANY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

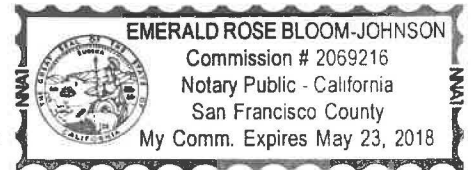
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)



**Exhibit A**  
**Legal Description**  
**[Attached]**



ENGINEERS  
SURVEYORS  
PLANNERS



**LOT ST - ZB  
LEGAL DESCRIPTION**

**EASEMENT**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot X (Yerba Buena Road) as shown on that certain Final Transfer Map No. 8674 recorded December 7, 2015, as Document No. 2015K165185, Official Records of said County, and being more particularly described as follows:

**BEGINNING** at the common corner of said Lot X (Yerba Buena Road), Lot V (Macalla Road) and Lot 23 as shown on said Final Transfer Map (as shown on sheet 14 of 16) and being the beginning of a non-tangent curve concave southwesterly, whose radius point bears South 00°35'49" West said point being the **TRUE POINT OF BEGINNING** of this description;

Thence along a common line between Lot X (Yerba Buena Road) and Lot 23 and along said curve having a radius of 20.00 feet, through a central angle of 90°00'00", a distance of 31.42 feet

Thence along last said common line, South 00°35'49" West, 34.71 feet to the beginning of a tangent curve to the left;

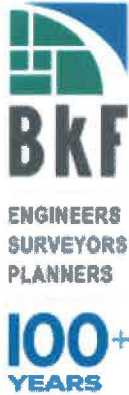
Thence along last said common line southerly along said curve having a radius of 191.00 feet, through a central angle of 35°26'10", for an arc length of 118.13 feet to the beginning of a reverse curve;

Thence along last said common line along said curve having a radius of 109.00 feet, through a central angle of 23°27'11", for an arc length of 44.62 feet to the common corner of said Lot 23, Lot X (Yerba Buena Road) and Lot T as shown on said Final Transfer Map (sheet 14 of 16);

Thence along the common line of said Lot X (Yerba Buena Road) and Lot T and continuing along said last curve;

Thence along last said common line along said curve having a radius of 109.00 feet, through a central angle of 66°44'19", for an arc length of 126.96 feet to the common corner of said Lot X (Yerba Buena Road), Lot T and Lot 21 as shown on said Final Transfer Map (sheet 14 of 16);

Thence said along common line of said Lot X (Yerba Buena Road) and Lot 21 and continuing along last said curve having a radius of 109.00 feet, through a central angle of 21°58'11", for an arc length of 41.80 feet to the common corner of said Lot X (Yerba



Buena Road), Lot 21 and Parcel SPT1.6 as shown on said Final Transfer Map (sheet 14 of 16);

Thence along common line of said Lot X (Yerba Buena Road) and Parcel SPT1.6 and continuing along said last curve having a radius of 109.00 feet, through a central angle of 07°18'09", for an arc length of 13.89 feet to the common corner of said Lot X (Yerba Buena Road), Parcel SPT1.6, and to a point hereafter known as **Point A**;

Thence along common line of said Lot X (Yerba Buena Road) and Parcel SPT1.6, South 84°37'28" West, 27.63 feet;

Thence leaving the common line of said Lot X (Yerba Buena Road) and Parcel SPT1.6, North 05°22'32" West, 4.00 feet;

Thence South 84°37'28" West, 145.44 feet to the beginning of a tangent curve to the right;

Thence westerly along said curve having a radius of 275.00 feet, through a central angle of 20°55'55", for an arc length of 100.47 feet;

Thence North 74°26'17" West, 28.82 feet to the common line of said Lot X (Yerba Buena Road) and Lot 24 as shown on said Final Transfer Map (sheet 13 of 16);

Thence leaving said common line, North 74°26'17" West, 314.22 feet to the beginning of a non-tangent curve concave Northeast, whose radius point bears North 17°15'00" East;

Thence northwesterly along said curve having a radius of 74.99 feet, through a central angle of 45°46'53", for an arc length of 59.92 feet to the beginning of a non-tangent curve concave easterly, whose radius point bears North 63°01'52" East;

Thence northerly along said curve having a radius of 74.99 feet, through a central angle of 41°42'07", for an arc length of 54.58 feet;

Thence North 14°43'59" East, 6.63 feet to the beginning of a tangent curve to the right;

Thence northeasterly along said curve having a radius of 105.00 feet, through a central angle of 30°36'33", for an arc length of 56.09 feet;

Thence North 45°20'23" East, 92.74 feet to the common line of said Lot X (Yerba Buena Road) and Lot 19 and to the beginning of a tangent curve to the right;

Thence along last said common line and easterly along said curve having a radius of 115.00 feet, through a central angle of 66°28'56", for an arc length of 133.44 feet;



Thence along last said common line, South  $68^{\circ}10'42''$  East, 115.70 feet to the common corner of said Lot X (Yerba Buena Road) and Lot 19;

Thence along common line of said Lot X (Yerba Buena Road) and Lot 19, North  $19^{\circ}38'44''$  East, 8.01 feet to the common corner of said Lot X (Yerba Buena Road), Lot 19 and Lot U as shown on said Final Transfer Map (sheet 13 of 16);

Thence along common line of said Lot X (Yerba Buena Road) and Lot U, South  $68^{\circ}10'42''$  East, 187.61 feet to the beginning of a tangent curve to the left;

Thence along last said common line and easterly along said curve having a radius of 487.00 feet, through a central angle of  $16^{\circ}32'54''$ , for an arc length of 140.66 feet to the beginning of a compound curve;

Thence along last said common line and along said curve having a radius of 27.00 feet, through a central angle of  $61^{\circ}45'48''$ , for an arc length of 29.11 feet to the beginning of a non-tangent curve concave northerly, whose radius point bears North  $69^{\circ}54'59''$  East;

Thence northerly along last said common line and along said curve having a radius of 239.00 feet, through a central angle of  $20^{\circ}40'49''$ , for an arc length of 86.26 feet;

Thence along last said common line and North  $00^{\circ}35'49''$  East, 34.74 feet to the beginning of a tangent curve to the left;

Thence along last said common line along said curve having a radius of 20.00 feet, through a central angle of  $89^{\circ}31'50''$ , for an arc length of 31.25 feet to the common corner of said Lot X (Yerba Buena Road) and Lot V (Macalla Road) and to the beginning of a non-tangent curve concave northerly, whose radius point bears North  $01^{\circ}03'59''$  East;

Thence easterly along the common line of said Lot X (Yerba Buena Road) and Lot V (Macalla Road) and along said curve having a radius of 840.00 feet, through a central angle of  $00^{\circ}28'10''$ , for an arc length of 6.88 feet;

Thence along last said common line, South  $89^{\circ}24'11''$  East, 80.95 feet to the **TRUE POINT OF BEGINNING**.

Containing 176,263 square feet or 4.046 acres, more or less.

Excepting therefrom all of Lot S as shown on said map, described as the following:

**BEGINNING** at said **Point A** said point being the common corner of said Lot X (Yerba Buena Road), Parcel SPT1.6 as shown on said Final Transfer Map (sheet 13 of 16);





Thence North  $05^{\circ}22'32''$  West, 44.00 feet to the common corner of said Lot X (Yerba Buena Road) and Lot S as shown on said Final Transfer Map (sheet 14 of 16) and to the **TRUE POINT OF BEGINNING** of this description;

Thence along the common line of said Lot X (Yerba Buena Road) and Lot S, South  $84^{\circ}37'28''$  West, 173.07 feet to the beginning of a tangent curve to the right;

Thence along last said common line and westerly along said curve having a radius of 235.00 feet, through a central angle of  $20^{\circ}55'55''$ , for an arc length of 85.85 feet;

Thence along last said common line, North  $74^{\circ}26'37''$  West, 340.82 feet to the beginning of a tangent curve to the right;

Thence along last said common line and northwesterly along said curve having a radius of 35.00 feet, through a central angle of  $89^{\circ}10'27''$ , for an arc length of 54.47 feet;

Thence along last said common line, North  $14^{\circ}43'50''$  East, 6.62 feet to the beginning of a tangent curve to the right;

Thence along last said common line and northeasterly along said curve having a radius of 65.00 feet, through a central angle of  $30^{\circ}36'33''$ , for an arc length of 34.72 feet;

Thence along last said common line, North  $45^{\circ}20'23''$  East, 92.74 feet to the beginning of a tangent curve to the right;

Thence along last said common line and easterly along said curve having a radius of 75.00 feet, through a central angle of  $66^{\circ}28'55''$ , for an arc length of 87.02 feet;

Thence along last said common line and South  $68^{\circ}10'42''$  East, 303.00 feet to the beginning of a tangent curve to the left;

Thence along last said common line and easterly along said curve having a radius of 535.00 feet, through a central angle of  $16^{\circ}32'54''$ , for an arc length of 154.52 feet to the beginning of a compound curve;

Thence along last said common line and along said curve having a radius of 75.00 feet, through a central angle of  $34^{\circ}20'32''$ , for an arc length of 44.95 feet to the beginning of a reverse curve;

Thence along last said common line and along said curve having a radius of 15.00 feet, through a central angle of  $88^{\circ}19'48''$ , for an arc length of 23.12 feet to the beginning of a compound curve concave southwesterly, whose radius point bears South  $59^{\circ}15'40''$  West;



ENGINEERS  
SURVEYORS  
PLANNERS



December 14, 2017  
Project No. 20140015-50

Thence along last said common line and along said curve having a radius of 65.00 feet, through a central angle of 115°21'49", for an arc length of 130.88 feet to the common corner of said Lot X (Yerba Buena Road) and Lot S and being to the **TRUE POINT OF BEGINNING**.

Containing 98,421 square feet or 2.259 acres, more or less.

Containing a net area of 77,841 square feet or 1.787 acres, more or less.

**Horizontal Datum & Reference System**

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

Alex M. Calder, LLS 8863



12/14/2017  
Date

**END OF DESCRIPTION**

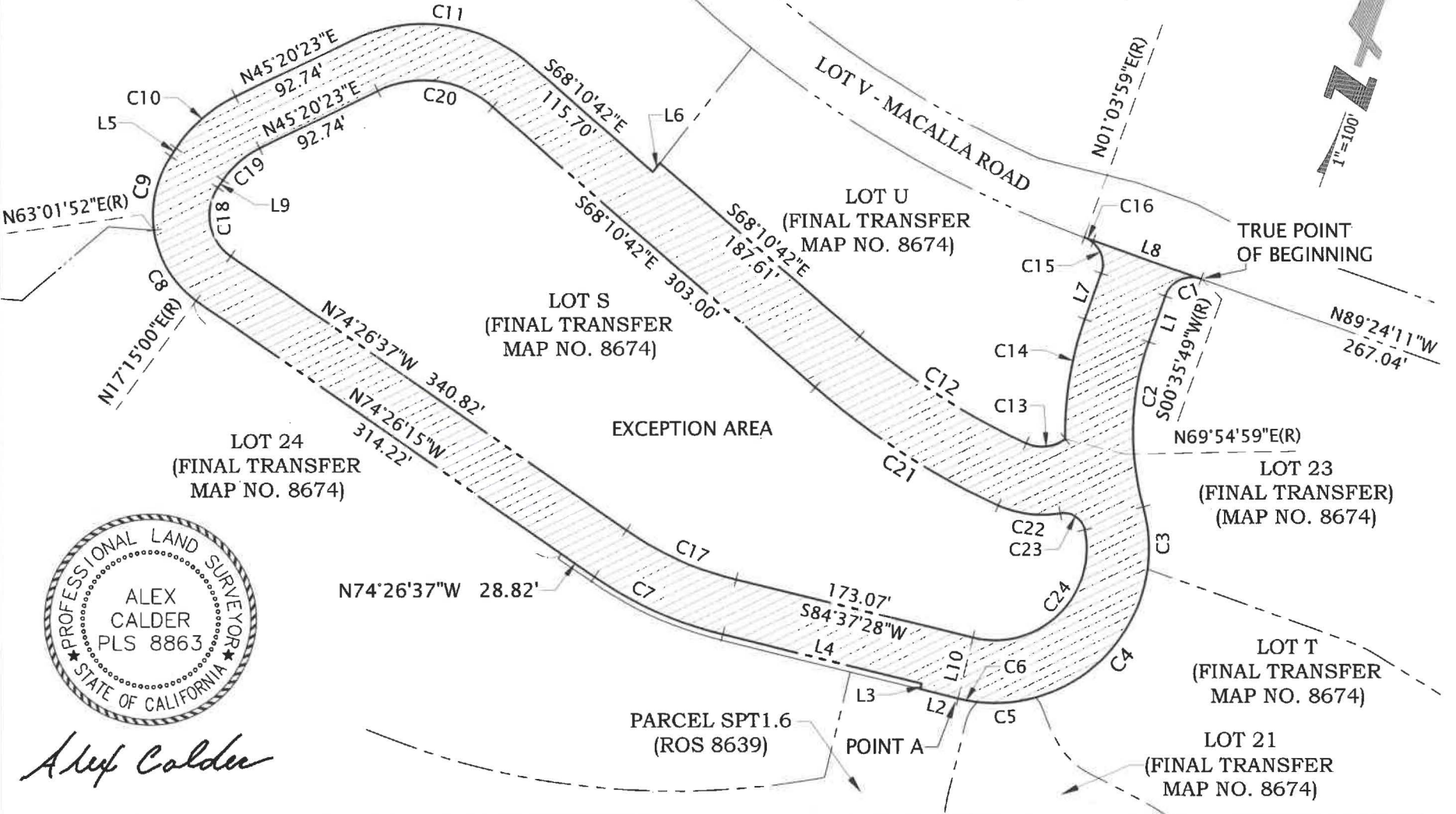
**ABBREVIATIONS**

(R) RADIAL BEARING

LOT AREA  
1.787 NET ACRES± 

LOT 19  
(FINAL TRANSFER  
MAP NO. 8674)

PARCEL SPT1.6  
(ROS 8639)



*Alex Calder*



255 SHORELINE DR  
SUITE 200  
REDWOOD CITY, CA 94065  
650-482-6300  
650-482-6399 (FAX)

Subject LOT ST - ZB  
 PLAT TO ACCOMPANY DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 12/15/17 Chkd. AMC  
 SHEET 6 OF 7

Line Table		
Line #	Direction	Length
L1	S00°35'49"W	34.71
L2	S84°37'28"W	27.63
L3	N05°22'32"W	4.00
L4	S84°37'28"W	145.44
L5	N14°43'49"E	6.63
L6	N19°38'44"E	8.01
L7	N00°35'49"E	34.74
L8	S89°24'11"E	80.95
L9	N14°43'50"E	6.62
L10	N05°22'32"W	44.00

Curve Table			
Curve #	Length	Radius	Delta
C1	31.42	20.00	90°00'00"
C2	118.13	191.00	35°26'10"
C3	44.62	109.00	23°27'11"
C4	126.96	109.00	66°44'19"
C5	41.80	109.00	21°58'11"
C6	13.89	109.00	7°18'09"
C7	100.47	275.00	20°55'55"
C8	59.92	74.99	45°46'53"
C10	56.09	104.92	30°37'36"
C11	133.44	115.00	66°28'56"
C12	140.66	487.00	16°32'54"
C13	29.11	27.00	61°45'48"

Curve Table			
Curve #	Length	Radius	Delta
C14	86.26	239.00	20°40'49"
C15	31.25	20.00	89°31'50"
C16	6.88	840.00	0°28'10"
C17	85.85	235.00	20°55'55"
C18	54.47	35.00	89°10'27"
C19	34.72	65.00	30°36'33"
C20	87.02	75.00	66°28'55"
C21	154.52	535.00	16°32'54"
C22	44.95	75.00	34°20'32"
C23	23.12	15.00	88°19'48"
C24	130.88	65.00	115°21'49"



255 SHORELINE DR  
 SUITE 200  
 REDWOOD CITY, CA 94065  
 650-482-6300  
 650-482-6399 (FAX)

Subject LOT ST - ZB  
 PLAT TO ACCOMPANY DESCRIPTION  
 Job No. 20140015  
 By DCJ Date 12/14/17 Chkd AMC  
 SHEET 7 OF 7